

ST. MARY'S CHURCH & SCHOOL

S. Hanover St. Nanticoke, PA 18634



FOR SALE

SPECIAL PURPOSE



30,000± SF



CAN BE SUBDIVIDED!



PROPERTY DESCRIPTION

Unique Opportunity to Redevelop a 1.76 Acre property comprised of the former St. Mary's Church, Rectory House and School. Property can be subdivided, Church & Rectory together, School Building by itself. This educational campus is located in the heart of Nanticoke City which allows for easy accessibility to Route 11 and I-81 by way of Route 29. Public Transportation provided by LCTA Bus #14 & 15 is one block away, providing access to Luzerne County Community College within 5 minutes and travels towards Wilkes-Barre.

SALE PRICE:

\$850,000

FOR MORE INFORMATION

David Weaver, SIOR

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Steve Cole, SIOR

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NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702

570-820-7700 | www.naimertz.com



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PROPERTY HIGHLIGHTS

- CAN BE SUBDIVIDED
- School Building – 18,900± SF, Brick two story building with full finished basement. Average around 6,300± SF per floor.
- Lower Level: 110' x 44'
 - 4,840± SF plus Kitchen area 20'x28' and supply area 20' x 28'
 - Multiple Refrigeration units & restaurant grade stoves
 - Two Bathrooms
 - Utility area with gas boiler, main power panel - 200 Amps, 3 phase, with access to outside
 - Several small closet areas located throughout
- 1st Floor: 6,300± SF
 - Auditorium 44' x 44' plus stage area, and kitchen 10' x 22' 8" serving the auditorium
 - Two Bathrooms
 - 4 Classrooms (2) at 19' x 30' and (2) at 20' x 28'
 - Ceiling height 11'10"
 - Unit ductless air conditioners
 - Large storage closet
 - Two outside fenced in play areas.
- 2nd Floor: 6,300±
 - 4 Class rooms (2) at 20' x 28' and (2) at 19' x 30'
 - One small office with ½ bath
 - Unit ductless air conditioners
 - Large storage closet
- Rectory House: 5,409± SF Brick house with stucco 3 car garage. Two floors and finished basement with ½ bath.
- 1st floor: has several Living areas, Dinning room, eat-in Kitchen with access to an enclosed sun porch 10'4"x 13'4", Laundry room with access to the 3 car garage 25'x30', a half bathroom and several closets.
- 2nd floor: has 5 bedroom areas; a single bedroom with a full bath and walk in closet. Two, 2 room areas with a full bath centered between and a walk in closet for each.
 - Gas forced air heat and A/C
- Church: 107'x 50'
 - 5,350± SF plus choir / organ loft
 - Rear Office & Storage closets
 - Two Bathrooms
 - Ceiling Height 23'6"
 - Gas Boiler
 - 200 Amp power
- All buildings access public water and sewer
- Large rear parking lot on 1.25 Acres

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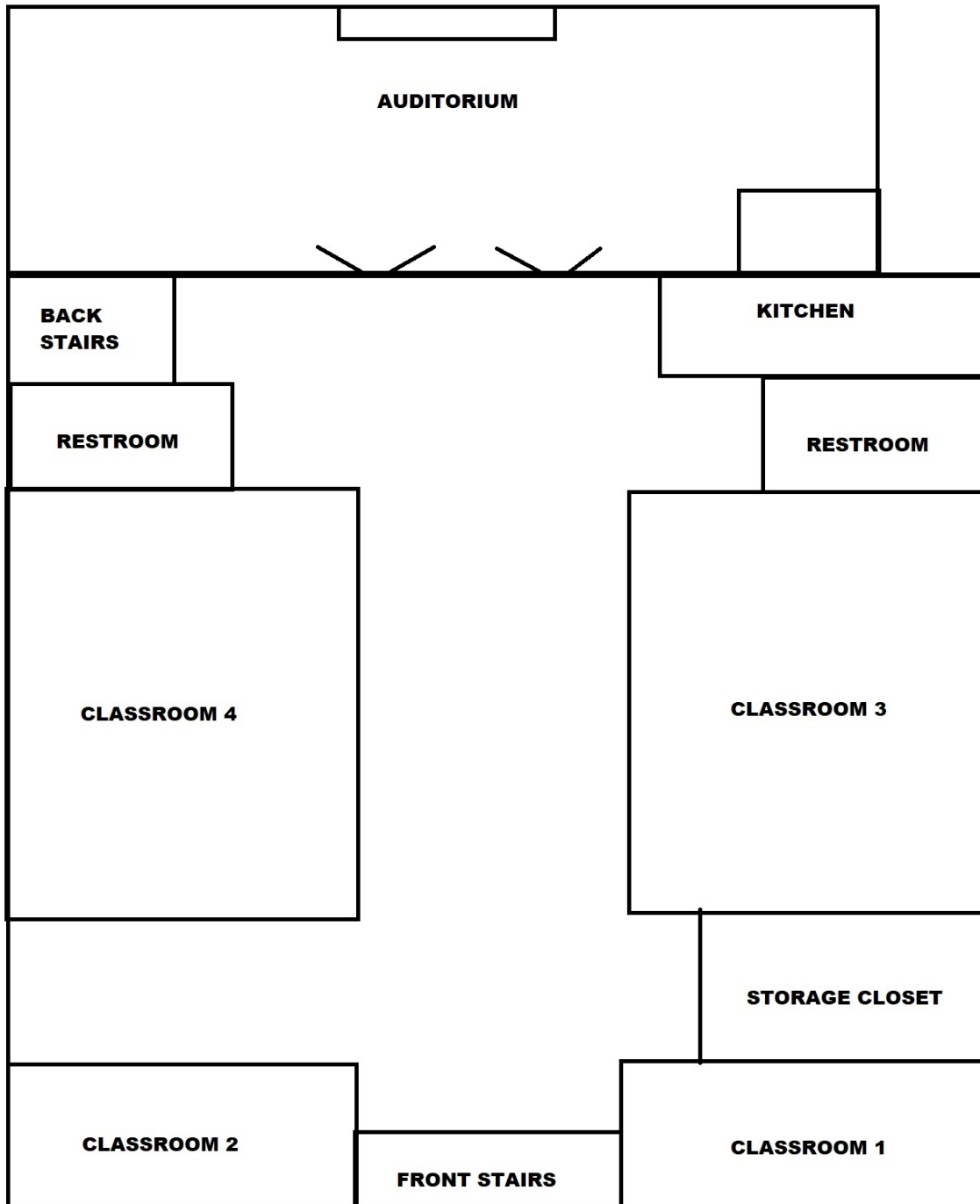


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SCHOOL FIRST FLOOR

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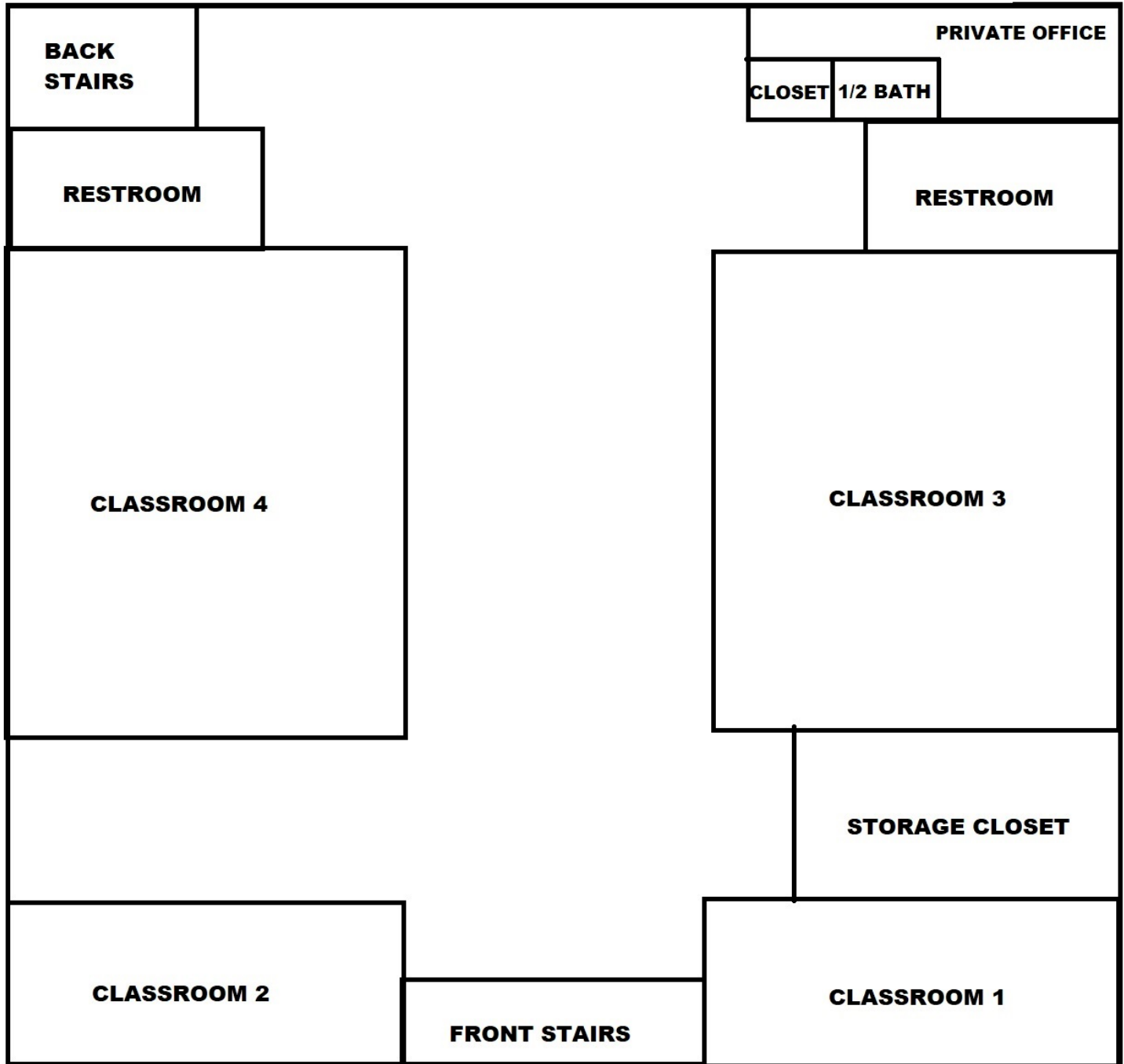


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SCHOOL SECOND FLOOR

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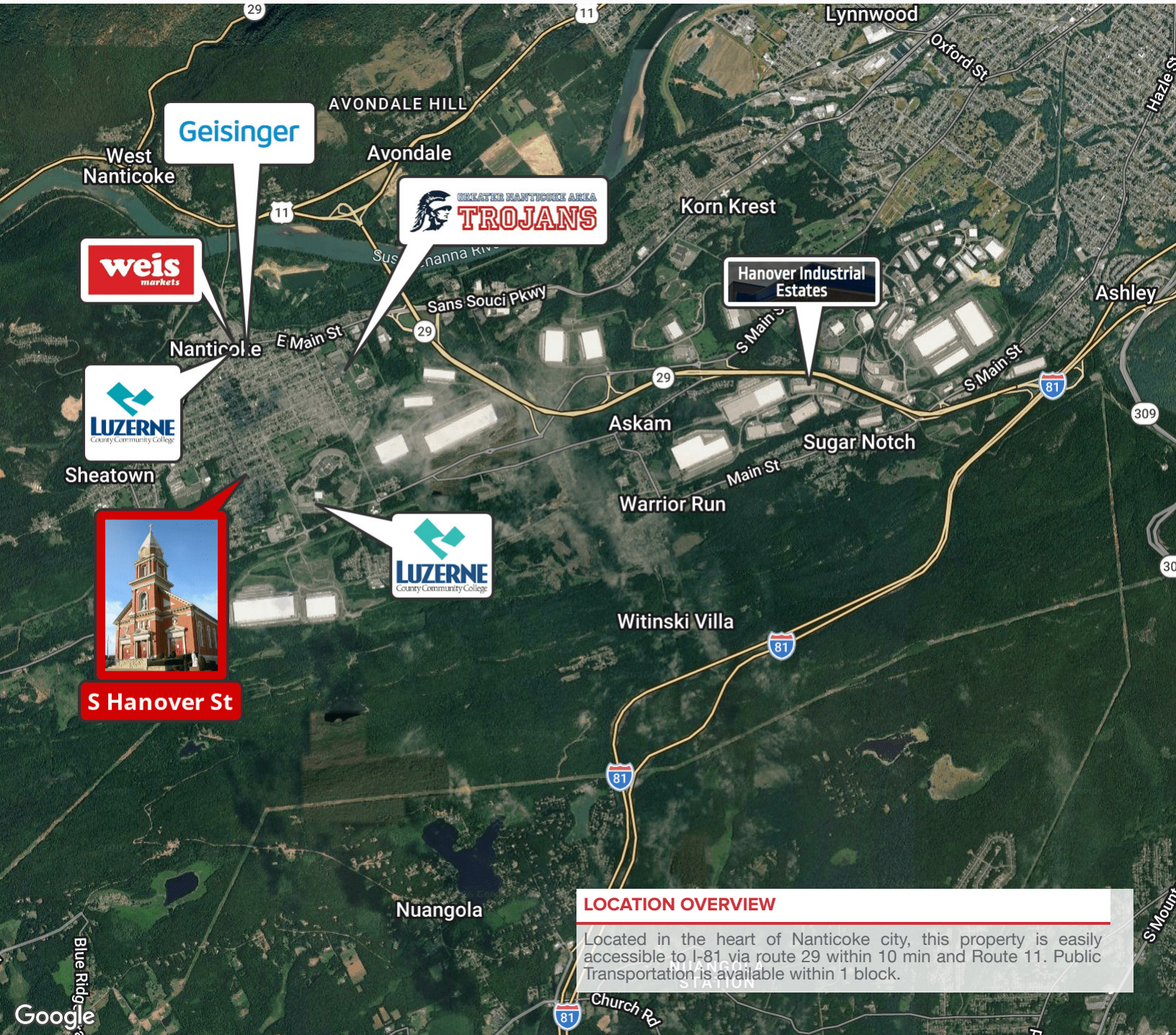


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LOCATION OVERVIEW

Located in the heart of Nanticoke city, this property is easily accessible to I-81 via route 29 within 10 min and Route 11. Public Transportation is available within 1 block.

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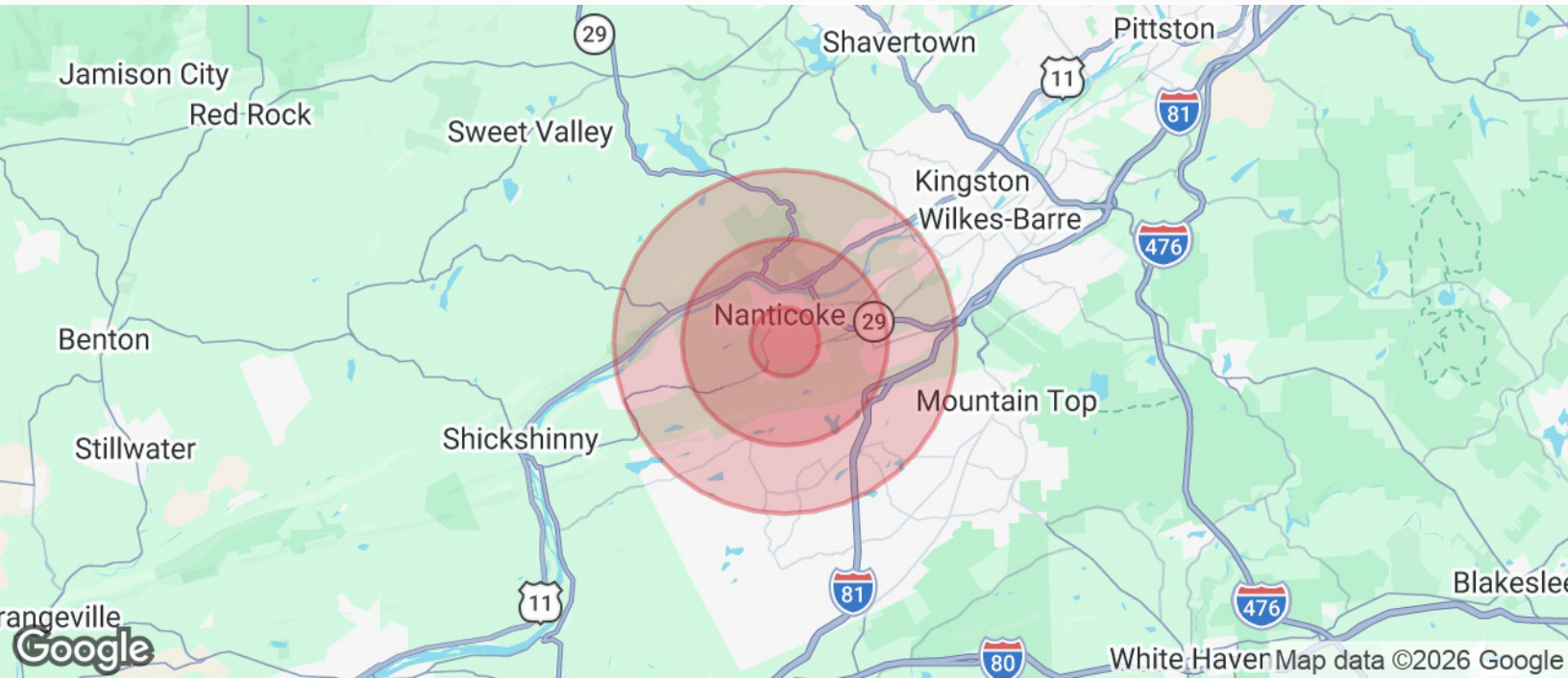


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,827	16,670	32,197
Average Age	43	44	43
Average Age (Male)	41	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,315	7,190	13,082
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$69,460	\$73,518	\$75,039
Average House Value	\$130,360	\$150,711	\$162,418

TRAFFIC COUNTS

W. Field Street	2,398/day
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Demographics data derived from AlphaMap

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